



COLORADO

Parks and Wildlife

Department of Natural Resources

Southeast Region
4255 Sinton Road
Colorado Springs, CO 80907
P 719.227.5200 | F 719.227.5264

October 13, 2023

Land Use Review Division
City of Colorado Springs
c/o Logan Hubble, Planner II
30 S Nevada Avenue, Suite 701
Colorado Springs, CO 80903

RE: Royal Pine Apartment Project in north Colorado Springs

Dear Mr. Hubble,

Colorado Parks and Wildlife (CPW) has reviewed the information for the Royal Pine Apartments in north Colorado Springs. CPW has visited the proposed location that is located northwest of the intersections of Royal Pine Dr. and N. Union Blvd. and southwest of the intersection of Powers Blvd. and N. Union Blvd. CPW offers the following comments for your consideration.

Black bears are common along the Front Range, and the proposed apartments will sit near a creek where bears can easily travel from the Black Forest area that lies to the northeast. CPW recommends several measures to reduce the potential for human bear conflicts. We strongly recommend the use of bear-resistant trash containers or dumpsters throughout the apartment complex. If bear-resistant trash containers are not used, regular trash containers or dumpsters should then be stored in a locked storage shed or garage until the morning of trash collection during those months when bears are most active (April - November). A copy of a brochure entitled, "Living with wildlife in bear country" is available for reference upon request from CPW. Bears that become habituated to people and human foods ultimately have to be euthanized. Proper education and trash/food storage reduces the number of these "problem" bears.

Feeding of all wildlife should be prohibited. It is illegal to feed big game including deer, elk, antelope, bear and mountain lion. CPW would recommend that the apartment complex provide the new residents with educational material regarding wildlife feeding. There is a sizeable resident herd of deer in the area. It is illegal to provide feed for deer because of health and safety concerns both for humans and the deer. Concentrations of deer will attract predators, including mountain lions. Dangerous conflicts with mountain lions are rare, however care should be used when living in mountain lion habitat. Concentrations of deer around the apartment complex may also increase motor vehicle accidents around Union Blvd. and Powers Blvd.

Jeff Davis, Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: Dallas May, Chair • Richard Reading, Vice-Chair • Karen Bailey, Secretary • Jessica Beaulieu
Marie Haskett • Jack Murphy • Gabriel Otero • Duke Phillips, IV • Gary T. Skiba • James Jay Tutchton • Eden Vardy



We appreciate being given the opportunity to comment. Please feel free to contact District Wildlife Manager Corey Adler at 719-439-9637 or corey.adler@state.co.us should you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Kroening", with a stylized flourish at the end.

Tim Kroening
Area Wildlife Manager

Cc: Corey Adler, DWM
SE Regional File
Area 14 File